



## Building a Better Brookline

**Economic Development  
Advisory Board**  
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Anne R. Meyers, Co-Chair  
Paul Saner, Co-Chair  
Dr. Robert I. Sperber, Founder  
Cliff Brown  
Derrick Choi  
Susan Houston  
Kenneth Lewis  
Carol Levin  
Thomas Nally  
Marilyn Newman  
Alden Raine  
Donald A. Warner

### Meeting Minutes: September 12, 2016

#### **Attendees:**

*EDAB Members Present:* Paul Saner, Ken Lewis, Tom Nally,  
Carol Levin, Marilyn Newman, Cliff Brown, Anne Meyers, Al Raine, Derrick Choi,

*EDAB Members Absent:* Bob Sperber, Susan Houston, Don Warner

*Economic Development Division:* Kara Brewton, Andy Martineau

*Guests:* Alan Christ

*Materials:* Agenda, draft minutes, warrant article summary, sign-by law handouts

#### **1. Review and Approve Minutes**

- Minutes from July 2016 were approved.

#### **2. Staff Update On River Road Study Committee**

- Andy Martineau provided an update on the Committee process since March as well as an overview of the proposed zoning amendment which would allow for the proposed hotel development at 25 Washington Street to move forward and for a range of mixed-use developments in the future.
- Andy described how the zoning is triggered, noting that there are very specific requirements with respect to minimum lot size, lot coverage, sidewalk widths, uses, floor heights, and public benefits that need to be met under the Special District zoning.
- Andy also noted that one of the Committee members, Hugh Mattison has filed a warrant article that seeks to amend the minimum required sidewalk width on Washington Street.

#### *EDAB Questions/Comments:*

- Why is the minimum lot size 13,600 SF?
- *That is the minimum required lot size because of the floor plate requirements for the uses allowed by the special district zoning and because it significantly minimizes the potential for one of the small lots from being undeveloped in the future.*
- Were Hugh Mattison's proposed changes discussed by the Committee?
- *The Committee discussed the minimum sidewalk width at length and continued to push the hotel Developer to create a wider sidewalk on Washington Street. It was determined by the architects on the Committee that 10' with a reduction to 8' in very limited areas is the widest the Washington Street sidewalk could be without*

*effectively precluding the development from being feasible because the parking ramp on the ground floor would be compromised.*

- The Committee debated sidewalks and all of the key elements of the zoning at length and the end result is a thoughtful proposal that balances enhancing this area of town with development feasibility.
- It would be helpful if the slide related to the MOA with Claremont was available online and perhaps made clearer.
- Will the MOA be circulated to the Committee or made public?
- *The final terms and conditions of the MOA are still being negotiated with Claremont. It is anticipated that the MOA will be reviewed by the Selectmen sometime in October after which it will be posted on the Committee website. Additionally, an executive summary of the key items will be included in the combined reports for Town Meeting.*

### **3. Continued Discussion of “Planning for a Changing Brookline”**

- In follow-up to feedback from our recent public meetings for the Town to do more proactive planning, a discussion ensued of potential redevelopment sites to consider engaging property owners and the public.
- Staff is looking at potentially using some additional resources offered through the MAPC to help structure future citizen engagement..

#### *EDAB Questions/Comments:*

- *The next meeting should focus on way to engage members of the public through different forms of media so that we can reach a broader audience. There are applications and platforms out there that could help do this and the Town should consider using them.*

### **4. Development Updates**

#### Circle Cinema:

- Kara Brewton stated that site work has begun

#### Brookline Place:

- Kara Brewton stated that construction has begun on the site and that Children’s Hospital anticipates that they will receive their license from the state.

#### Waldo/Durgin Garages:

- Kara Brewton stated that a Waldo/Durgin Committee will be starting up again soon and that the scope of the Committee’s work is being defined.

## **5. Board Member and Staff Updates:**

- Kara Brewton stated that the fall town meeting warrant includes several articles that may be of interest to EDAB including articles that seek to impose further restrictions on plastic bags, polystyrene and tobacco products. The town is also in the process of amending the general and zoning by-law with respect to sign regulations following a recent Supreme Court case.

### *EDAB Questions/Comments:*

- EDAB may want to consider discussing the resolution article that asks the town to consider creating affordable housing on the Kent Street parking lot.
- If EDAB were going to take a position on that article we would want to make sure we understand and consider all of the factors before formally weighing in on the issue.

### ***Meeting Adjourned***